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DOCUMENTS DEPT.

2 July 1982

JUL 30 1982

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Dear Interested Neighborhood Groups and Individuals:

As you may know, the Department staff is working on new permanent zoning controls for neighborhood commercial districts. This legislation is based on the Proposed Zoning Framework published by the Department in March 1982, and on Special Use District controls currently in effect in ten districts: Union, Upper Fillmore, Sacramento, Haight, Castro-18th, Upper Market West, Upper Market East, 24th Street-Noe Valley, 24th Street-Mission, and Valencia Streets.

We would like to have your input as to how the current controls are working as well as your suggestions on how they should be altered. For your convenience, we have included the following enclosures for use in your evaluation:

- 1) A summary of the Neighborhood Commercial Rezoning Study (dated March 1982) which highlights the essential components of our citywide study. Two informative tables are also enclosed. Table 1 is a summary of all the control alternatives we are considering for each zoning category. Table 2 shows how these control alternatives might be applied to two hypothetical streets.
- 2) A worksheet titled "Existing Controls and Recommendations" for the street or streets in your area. This sheet itemizes the controls which are now in effect in these districts by zoning category. Alongside these existing controls are spaces in which your group's recommendations can be noted. You may find it helpful to look at Table 2 in the summary (described above) when listing your ideas and suggestions.
- 3) A map of the parcels currently under the special use district controls in your area.

We would like to have your suggestions by Friday, 30 July 1982 if at all possible. We would be more than happy to answer any questions you might have concerning this study. We are also available for presentations to either your entire membership or executive committees/planning groups. Please feel free to contact either Scott Dowdee, Patrice Fambrini, or Lori Yamauchi of our staff at 558-2101.

Your cooperation, participation, and help in these matters are appreciated. Thank you.

Yours truly,

Robin Jones
Chief of Conservation and
Development Programs



March 1982 DOCUMENTS DEPT.

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 SUMMARY
 NEIGHBORHOOD COMMERCIAL REZONING STUDY

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The Neighborhood Commercial Rezoning Study report (March 1982), describes the proposal to update the current zoning standards for San Francisco's neighborhood commercial districts.

Zoning provisions currently in effect for San Francisco's neighborhood commercial districts were adopted by the Board of Supervisors in 1960 based on studies made by the Department of City Planning during the 1950s.

Land use patterns and the amount of land needed for various activities have changed during the last 20 years. These changes in land use necessitate a re-examination of existing zoning provisions. The urgency to comprehensively revise the Code is underscored by several proposed zoning reclassifications, the special use districts and various moratoria now in existence, as well as the number of individual projects requiring City Planning Commission review.

The proposal would replace the existing C-1, C-2, RC, CM and Special Use Districts with a new citywide zoning framework which would have the flexibility to address the needs of each neighborhood commercial district through the application of controls tailored to these districts.

This report illustrates different controls that would be available to each commercial district. Listed for each zoning category (such as parking, rear yard standards, upper story commercial uses, location of banks and savings and loans) are several control alternatives. At a later date, after public review of this report, controls best suited to individual districts would be selected from these lists of control alternatives and recommended to the City Planning Commission.

This report recommends that a streamlined conditional use review process be instituted to facilitate permit processing in the neighborhood commercial districts. The Zoning Administrator will review and recommend to the City Planning Commission for consent calendar, approval or disapproval of a conditional use application, or refer the application to the City Planning Commission for full public review. This procedure would replace the full conditional use process which requires a mandatory Commission appearance and usually takes a substantially longer time to complete.

For example, alternatives for the rear yard requirement of "25% of lot area or at least 15 feet" would be: 1) rear yard required at all levels; 2) rear yard required at grade level unless used for enclosed residential parking; required at second story and above; 3) rear yard required at second story or at lowest floor occupied as a dwelling unit and above; and 4) rear yard required at lowest floor occupied as a dwelling unit and above. The alternative which would be applied to a specific street would depend on the characteristics of that street and its surroundings.

The alternatives for financial offices would be: 1) not permitted; 2) conditional ; and 3) permitted.

For example, on "A" Street, a hypothetical street with mixed residential-commercial development, partial lot coverage (75%), and rear yards abutting residential properties, rear yard alternative 2 ("provided at grade level unless used for enclosed residential parking; required at second story and above") would be appropriate. At the same time, "A" Street might have a large concentration of financial offices and require financial office alternative 2 ("conditional (abbreviated procedure)").

A second street, "B" Street, could have quite different development patterns, having full lot coverage without nearby residential uses. For this street, rear yard alternative 5 ("required at lowest floor occupied as a dwelling unit and above") would be appropriate. However, "B" Street might also show a large concentration of financial offices and require the same abbreviated conditional review process for financial offices as "A" Street.

The attached is a complete listing of the zoning categories and the range of control alternatives.

The complete Neighborhood Commercial Rezoning Report is available for public review at the Department of City Planning Zoning Counter, 100 Larkin Street; the new Plans and Programs Division office at 450 McAllister, Fourth Floor; and at all city branch libraries during regular business hours.

For further information, please call 558-2101 and ask to speak with the Neighborhood Commercial Rezoning Study staff.

SUMMARY OF PROPOSED CONTROL ALTERNATIVES

Zoning Categories	Control Alternatives
BUILDING ENVELOPE	
Square Footage per Establishment	One of the following: 1) Up to 2,500 sq.ft. P Above 2,500 sq.ft. C 2) Up to 5,000 sq.ft. P Above 5,000 sq.ft. C 3) Up to 10,000 sq.ft. P Above 10,000 sq.ft. C
Rear Yards (25% of lot depth, but not less than 15 ft.)	One of the following: 1) Required at grade level with no exceptions; no obstruction permitted in yard; open to sky. 2) Required at grade level unless used for enclosed residential parking; required second story and above. 3) Required at second story or at lowest residential level and above. 4) Required at lowest floor occupied as a dwelling unit and above.
Residential Off-Street Parking	One of the following: 1) One space per unit. 2) One space per 2 units. 3) One space per 3 units. 4) One space per 4 units. 5) No parking up to 2 units, and one space required for every 2 units thereafter. 6) No parking up to 4 units, and one space required for every 2 units thereafter.
Street Trees	Required for all new construction.
Drive-Up Facilities	One of the following: 1) NP 2) C
Outdoor Activity	One of the following: 1) NP 2) C 3) P
General Advertising Signs	One of the following: 1) NP 2) C

P = Permitted as a Principal Use

C = Permitted as a Conditional Use

NP = Not Permitted

Zoning Categories

Control Alternatives

VERTICAL MIX

Individual controls--(P, C, or NP) would be applied separately to each activity on each level on a street by street basis depending on district needs and conditions. See example below for a sample street.

	Retail	Personal Service	Office	Institutional	Residential
Ground Story	P	P	P	P	P
Second Story	NP	C	P	C	P
Third Story	NP	NP	NP	NP	P

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

Bars

One of the following:

- 1) C
- 2) Up to density threshold: P
Above density threshold: C
- 3) P

Restaurants & Fast Food Est.

One of the following:

- 1) C
- 2) Up to density threshold: P
Above density threshold: C
- 3) P

Off-Sale Liquor Stores

One of the following:

- 1) C
- 2) Up to density threshold: P
Above density threshold: C
- 3) P

Entertainment

• Movie Theater

One of the following:

- 1) C(A)
- 2) P

• Amusement Entertainment
(Night Club, Dance Hall, Place of Entertainment, Recreation Building, Amusement Game Hall, or Establishment with more than 3 amusement devices)

One of the following:

- 1) NP
- 2) C(A)
- 3) P

• Adult Entertainment
(Not less than 1,000 ft. from any other entertainment establishment)

One of the following:

- 1) NP
- 2) C
- 3) P

P = Permitted as a Principal Use

C = Permitted as a Conditional Use

NP = Not Permitted

Zoning Categories

Control Alternatives

PERMITTED COMMERCIAL USES (Continued)

Assembly

One of the following:

- 1) C
- 2) P

Hotels and Motels

One of the following:

- 1) NP
- 2) C
- 3) P

Animal Services

- Retail or Clinic with limited overnight accommodations

One of the following:

- 1) C
- 2) P

- Hospital

One of the following:

- 1) NP
- 2) C

- Kennel/Stable

One of the following:

- 1) NP
- 2) C

Automotive

- Gas only
- Gas and Accessory Minor Repair and Services
- Mechanical Repair and Auto Body Repair
- Tire Recapping
- Auto Wash
- Sale, Enclosed
- Sale, Open Lot
- Parking Garage or Lot
- Parcel Delivery

One of the following applied to each sub-category:

- 1) NP
- 2) C
- 3) P

Laundering & Cleaning

- Automatic
- Off-Site Cleaning
- On-Site Cleaning

Always: P

Always: P

One of the following:

- 1) C
- 2) P

Trade Shops

- Carpentry, Upholstery, Sign Painting, Repair

One of the following:

- 2) C
- 2) P

P = Permitted as a Principal Use

C = Permitted as a Conditional Use

NP = Not Permitted

Zoning Categories

Control Alternatives

PERMITTED COMMERCIAL USES (Continued)

Other Retail Sales and Services Always: P

PERMITTED OFFICES

Financial Offices One of the following:

- 1) NP
- 2) C
- 3) P

Other Offices One of the following:

- 1) C
- 2) P

PERMITTED OTHER USES

One of the following applied to each sub-category:

- Nursery
- Truck Gardening
- Mortuary
- Public Structure
- Utility Installation
- Public Transportation Facility
- Wireless Transmission Facility

- 1) NP
- 2) C
- 3) P

PERMITTED WHOLESALING AND MANUFACTURING

Household Storage One of the following:

- 1) NP
- 2) C
- 3) P

Wholesaling Establishment; Storage Warehouse; Junk Yard One of the following:

- 1) NP
- 2) C

- Household Storage
- Light Manufacturing;
- Light Food Processing;
- Industrial Research Lab;
- Battery Manufacturing

PERMITTED HOUSING

Dwelling Density One of the following:

- 1) One unit per 800 sq.ft. of lot area.
- 2) One unit per 600 sq.ft. of lot area.
- 3) One unit per 400 sq.ft. of lot area.
- 4) One unit per 200 sq.ft. of lot area.

P = Permitted as a Principal Use

C = Permitted as a Conditional Use

NP = Not Permitted

Zoning Categories

Control Alternatives

PERMITTED HOUSING Cont.

Other Housing

- Group Housing
- Residential Hotel

One of the following applied to each sub-category:

- 1) NP
 - 2) C
 - 3) P
-

PERMITTED INSTITUTIONS

- Hospital; Medical Center
- Clinic-Outpatient
- Child-Care Facility; Elementary School
- Secondary & Post-Secondary School
- Church and Philanthropic Society

One of the following applied to each category:

- 1) NP
 - 2) C
 - 3) P
-

P = Permitted as a
Principal Use

C = Permitted as a
Conditional Use

NP = Not
Permitted

EXISTING CONTROLS AND RECOMMENDATIONS Upper Filimore (Jackson-Bush) Street

Zoning Categories * Existing C-2 SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment	P < 2,500 sq.ft. > S	
Rear Yards (25% of lot depth, but not less than 15 ft.)	Required at levels of residential occupancy & above	DOCUMENTS DEPT. JUL 30 1982 SAN FRANCISCO PUBLIC LIBRARY
Residential Off-Street Parking	One space per dwelling unit	
Street Trees	Not required	
Drive-Up Facilities	NP	
Outdoor Activity	S	
General Advertising Signs	P	

VERTICAL MIX

	<u>Ret.</u>	<u>Pers.Srv.</u>	<u>Off.</u>	<u>Inst.</u>	<u>Res.</u>	<u>Ret.</u>	<u>Pers.Srv.</u>	<u>Off.</u>	<u>Inst.</u>	<u>Res.</u>
Ground Story	P	P	P	P	P					
Second Story	NP	NP	P	P	P					
Third Story +	NP	NP	P*/S	NP	P					

*3rd floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

- Bars P < 4 > S
- Restaurants P < 15 > S
- Fast Food Est. P < 2 > S
- Off-Sale Liq. P < 4 > S

Entertainment

- Movie Theater P
- Amusement Entertainment
 (Dance Hall S
 Place of Ent., S
 Recreation Building, P
 Amusement Game Hall P
 [incl.mech am.devices]
- Cabaret S
- Adult Entertainment P
 (Not less than 1,000 ft.
 from any other enter-
 tainment establishment)

Assembly P

Hotels S

Motels P

Animal Services

- Retail or Clinic -C
- Hospital C
- Kennel/Stable NP

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing C-2/SUD Controls	Recommendations
Automotive		
• Gas only	P	
• Gas and Accessory Minor Rep. & Svcs.	P	
• Mechanical Repair & Auto Body Repair	NP	
• Tire Recapping	NP	
• Auto Wash	C	
• Sale/Rental, Enclosed	P	
• Sale/Rental, Open Lot	C	
• Parking Garage or Lot	P	
• Parcel Delivery	C	
Laundering & Cleaning		
• Automatic	P	
• Off-Site Cleaning	P	
• On-Site Cleaning	P	
Trade Shops		
• Carpentry, Upholstery, Sign Painting, Repair	P	
Other Retail Sales & Services		
	P	
PERMITTED OFFICES		
Financial Offices	P < 3 > S	
Other Offices	P	

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED OTHER USES

- Nursery P
- Truck Gardening P
- Mortuary C
- Public Structure P
- Utility Instal. P
- Public Transp. Fac. P
- Wireless Transm. Fac. C

PERMITTED WHOLESALING AND
MANUFACTURING

- Household Storage C
- Wholesaling Est. NP
- Storage Warehouse
 Junk Yard NP
- Light Manuf. & Food
 Proc., Ind. Res. Lab,
 Battery Manuf. NP

PERMITTED HOUSING

Dwelling Density Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.

Other Housing

- Group Housing P
- Residential Hotels P

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED INSTITUTIONS

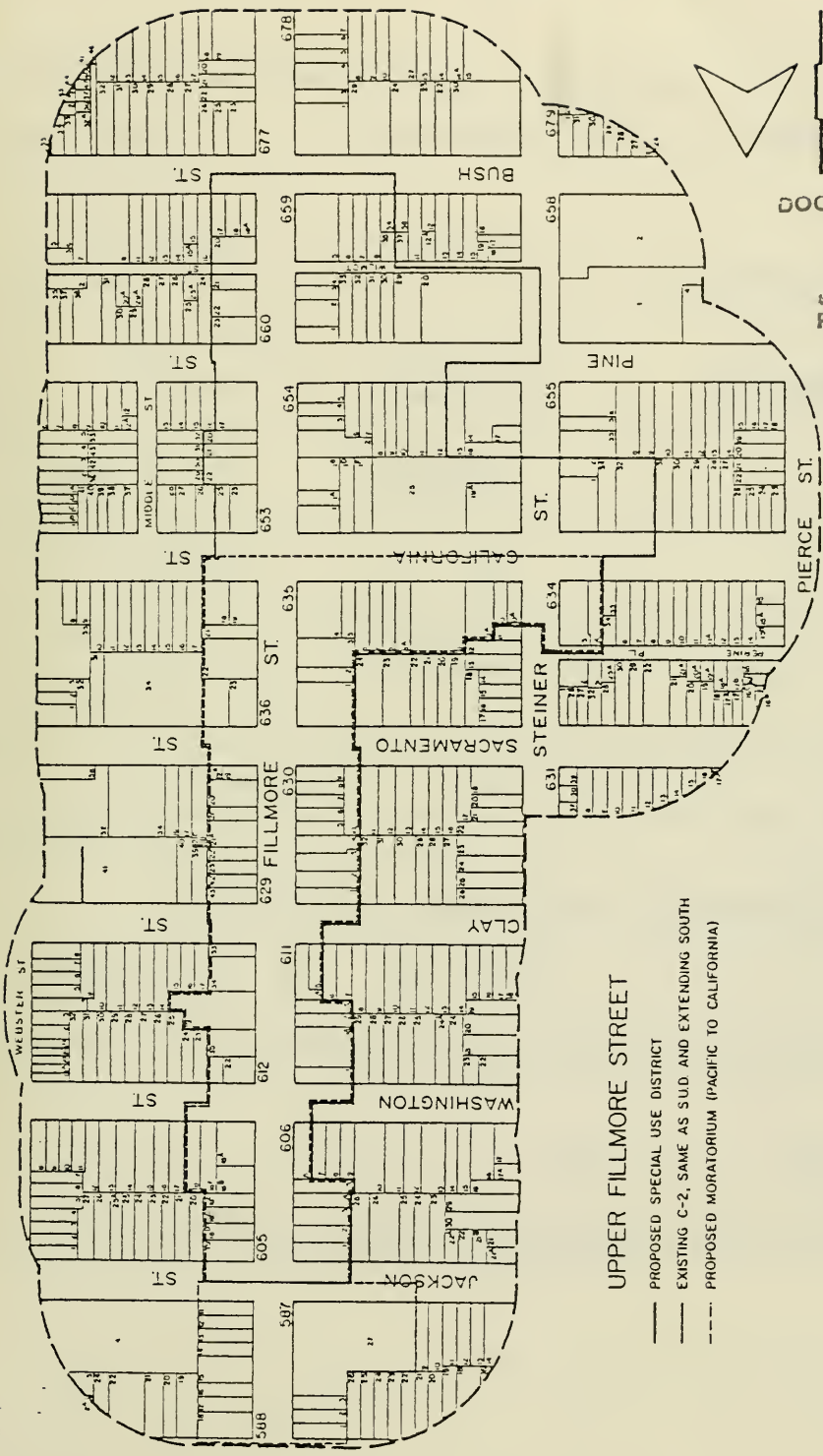
- Hospital; Med. Cntr C
- Res.Care Facility P
- Clinic-Outpatient P
- Child-Care Fac.; Elem. School P
- Secondary & Post-Sec. School P
- Church and Philanthropic Society P

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UPPER FILLMORE STREET

- PROPOSED SPECIAL USE DISTRICT
- EXISTING C-2, SAME AS S.U.D. AND EXTENDING SOUTH
- - - PROPOSED MORATORIUM (PACIFIC TO CALIFORNIA)

EXISTING CONTROLS AND RECOMMENDATIONS Haight Street

Zoning Categories * Existing C-2/SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment	P < 2,500 sq.ft.> S	DOCUMENTS DEPT.
Rear Yards (25% of lot depth, but not less than 15 ft.)	Required at levels of residential occupancy & above	JUL 30 1987 SAN FRANCISCO PUBLIC LIBRARY
Residential Off-Street Parking	One space per dwelling unit	
Drive-Up Facilities	NP	
Street Trees	Not required	
Outdoor Uses	S	
General Advertising Signs	P	

VERTICAL MIX

	Ret.	Pers.Srvc.	Off.	Inst.	Res.	Ret.	Pers.Srvc.	Off.	Inst.	Res.
Ground Story	P	P	P	P	P					
Second Story	NP	NP	P*/S	P*/S	P					
Third Story +	NP	NP	NP	NP	P					

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

- Bars P < 4 > S
- Restaurants P < 15 > S
- Fast Food Est. P < 2 > S
- Off-Sale Liq. P < 4 > S

Entertainment

- Movie Theater P
- Amusement Entertainment
(Dance Hall S
Place of Ent., S
Recreation Building, P
Amusement Game Hall P
[incl.mech am.devices])
- Cabaret S
- Adult Entertainment P
(Not less than 1,000 ft.
from any other enter-
tainment establishment)

Assembly P

Hotels S

Motels P

Animal Services

- Retail or Clinic C
- Hospital C
- Kennel/Stable NP

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

Automotive

- Gas only P
- Gas and Accessory
Minor Rep. & Svcs. P
- Mechanical Repair &
Auto Body Repair NP
- Tire Recapping NP
- Auto Wash C
- Sale/Rental,
Enclosed P
- Sale/Rental,
Open Lot C
- Parking Garage or Lot P
- Parcel Delivery C

Laundering & Cleaning

- Automatic P
- Off-Site Cleaning P
- On-Site Cleaning P

Trade Shops

- Carpentry, Upholstery,
Sign Painting, Repair P

Other Retail Sales
& Services

P

PERMITTED OFFICES

Financial Offices P < 3 > S

Other Offices P

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing C-2/SUD Controls	Recommendations
-------------------	---------------------------	-----------------

PERMITTED OTHER USES

- | | |
|-------------------------|---|
| • Nursery | P |
| • Truck Gardening | P |
| • Mortuary | C |
| • Public Structure | P |
| • Utility Instal. | P |
| • Public Transp. Fac. | P |
| • Wireless Transm. Fac. | C |

PERMITTED WHOLESALING AND
MANUFACTURING

- | | |
|------------------------------------------------------------------|----|
| • Household Storage | C |
| • Wholesaling Est. | NP |
| • Storage Warehouse
Junk Yard | NP |
| • Light Manuf. & Food
Proc., Ind. Res. Lab,
Battery Manuf. | NP |

PERMITTED HOUSING

Dwelling Density

Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.

Other Housing

- | | |
|----------------------|---|
| • Group Housing | P |
| • Residential Hotels | P |

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

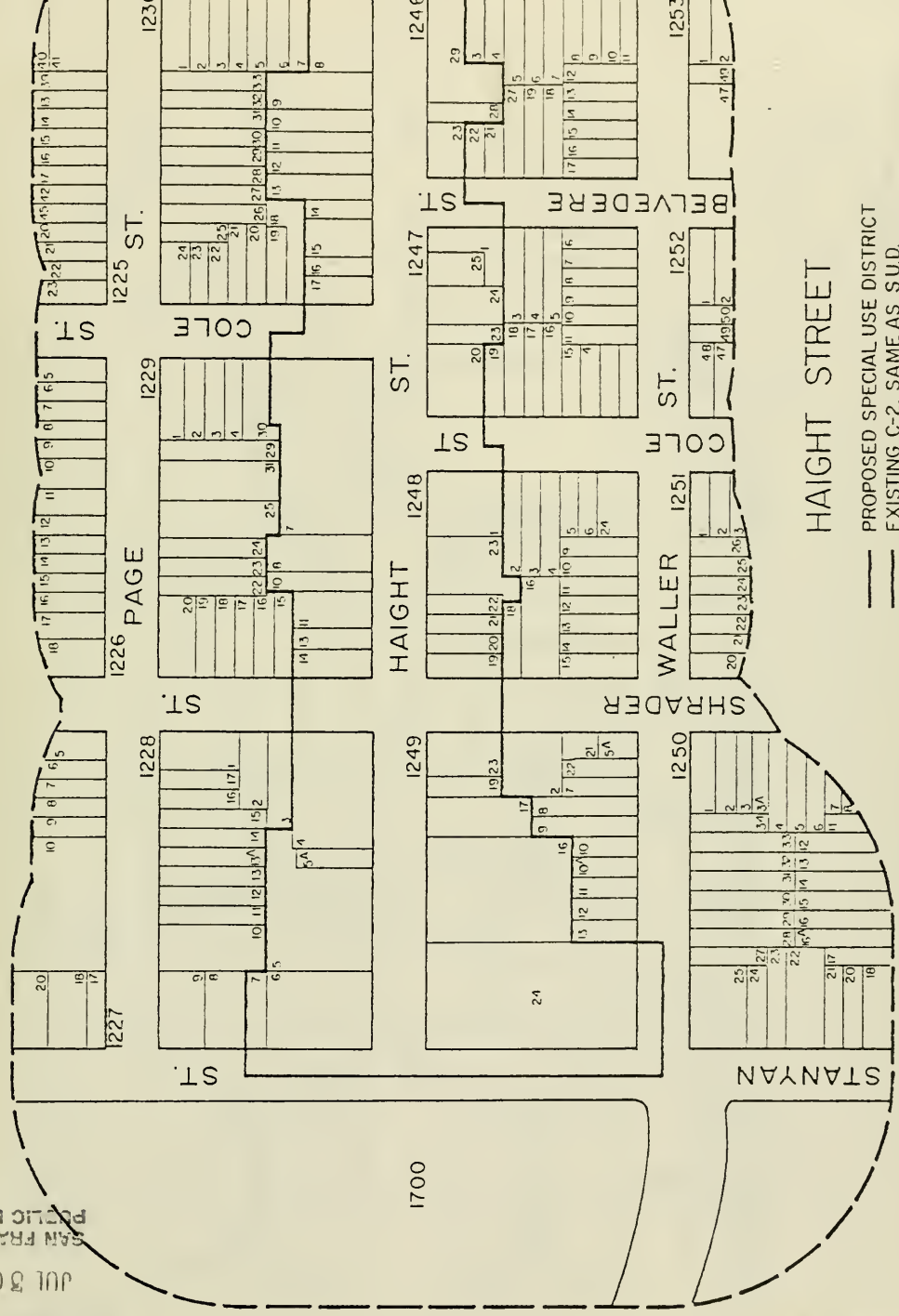
EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED INSTITUTIONS

• Hospital; Med. Cntr	C
• Res.Care Facility	P
• Clinic-Outpatient	P
• Child-Care Fac.; Elem. School	P
• Secondary & Post-Sec. School	P
• Church and Philanthropic Society	P

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted



HAIGHT STREET

- PROPOSED SPECIAL USE DISTRICT
- EXISTING C-2, SAME AS S.U.D.
- PROPOSED RC-1, SAME AS S.U.D.
- PROPOSED MORATORIUM, SAME AS S.U.D.

EXISTING CONTROLS AND RECOMMENDATIONS 24th Street - Noe Valley

Zoning Categories * Existing RC-1/SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment	P < 2,500 sq.ft. > S	DOCUMENTS DEPT.
Rear Yards (25% of lot depth, but not less than 15 ft.)	Required at <u>all</u> levels, regardless of occupancy	JUL 30 1982 SAN FRANCISCO PUBLIC LIBRARY
Residential Off-Street Parking	One space per dwelling unit	
Drive-Up Facilities	NP	
Street Trees	Required	
Outdoor Uses	S	
General Advertising Signs	NP	

VERTICAL MIX

	<u>Ret.</u>	<u>Pers.</u>	<u>Svc.</u>	<u>Off.</u>	<u>Inst.</u>	<u>Res.</u>	<u>Ret.</u>	<u>Pers.</u>	<u>Svc.</u>	<u>Off.</u>	<u>Inst.</u>	<u>Res.</u>
Ground Story	P	P		P	P	P						
Second Story	NP	NP		P*/S	P*/S	P						
Third Story +	NP	NP		NP	NP	P						

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing RC-1/SUD Controls Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

- Bars P < 4 > S
- Restaurants P < 14 > S
- Fast Food Est. P < 2 > S
- Off-Sale Liq. P < 4 > S

Entertainment

- Movie Theater NP
- Amusement Entertainment
(Dance Hall
Place of Ent.,
Recreation Building,
Amusement Game Hall
[incl.mech am.devices] NP
NP
- Cabaret S
- Adult Entertainment
(Not less than 1,000 ft.
from any other enter-
tainment establishment) P

Assembly P

Hotels S

Motels C

Animal Services

- Retail or Clinic P
- Hospital NP
- Kennel/Stable NP

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing RC-1/SUD Controls	Recommendations
-------------------	----------------------------	-----------------

Automotive

- | | | |
|-------------------------------------------|------|--|
| • Gas only | P | |
| • Gas and Accessory
Minor Rep.& Srvc. | P/NP | |
| • Mechanical Repair &
Auto Body Repair | NP | |
| • Tire Recapping | NP | |
| • Auto Wash | NP | |
| • Sale/Rental,
Enclosed | NP | |
| • Sale/Rental,
Open Lot | NP | |
| • Parking Garage or Lot | C | |
| • Parcel Delivery | NP | |

Laundering & Cleaning

- | | | |
|---------------------|-----|--|
| • Automatic | P | |
| • Off-Site Cleaning | P | |
| • On-Site Cleaning | P/C | |

Trade Shops

- | | | |
|---------------------------------------------------|----|--|
| • Carpentry, Upholstery,
Sign Painting, Repair | NP | |
|---------------------------------------------------|----|--|

Other Retail Sales
& Services

P

PERMITTED OFFICES

Financial Offices P < 3 > S

Other Offices P

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing RC-1/SUD Controls	Recommendations
-------------------	----------------------------	-----------------

PERMITTED OTHER USES

- | | |
|-------------------------|----|
| • Nursery | P |
| • Truck Gardening | P |
| • Mortuary | NP |
| • Public Structure | P |
| • Utility Instal. | P |
| • Public Transp. Fac. | P |
| • Wireless Transm. Fac. | C |

PERMITTED WHOLESALING AND MANUFACTURING

- | | |
|------------------------------------------------------------------|----|
| • Household Storage | NP |
| • Wholesaling Est. | NP |
| • Storage Warehouse
Junk Yard | NP |
| • Light Manuf. & Food
Proc., Ind. Res. Lab,
Battery Manuf. | NP |

PERMITTED HOUSING

Dwelling Density

Dwelling at a density not exceeding one dwelling unit per 800 square feet of lot area.

Other Housing

- | | |
|----------------------|---|
| • Group Housing | P |
| • Residential Hotels | P |

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing RC-1/SUD Controls Recommendations

PERMITTED INSTITUTIONS

- Hospital; Med. Cntr C
- Res.Care Facility P
- Clinic-Outpatient P
- Child-Care Fac.; Elem.
School P
- Secondary & Post-Sec.
School P
- Church and Philanthropic
Society P

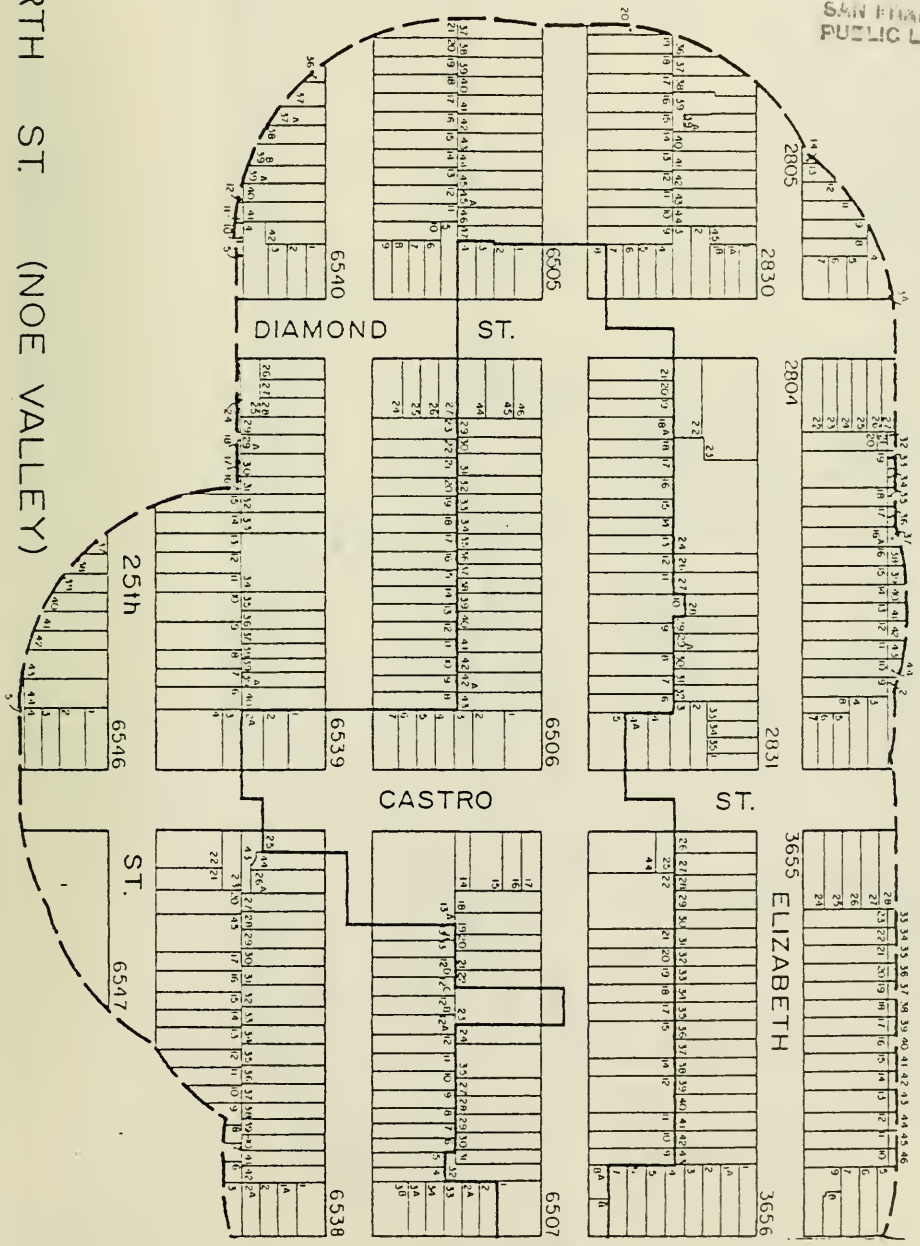
P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

DOCUMENTS DEPT.

JUL 30 1889

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TWENTY-FOURTH ST. (NOE VALLEY)



43
33
23

3655 ELIZABETH

3656

ST.

2831

2804

2830

2805

6507

6506

6505

6538

6539

6540

6546

6547

ST.

25th

DIAMOND ST.

CASTRO

3655 ELIZABETH

3656

ST.

2831

2804

2830

2805

6507

6506

6505

6538

6539

6540

6546

6547

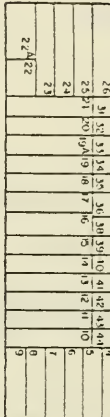
ST.

25th

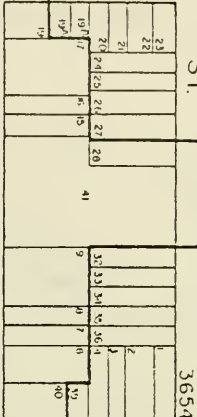
DIAMOND ST.

CASTRO

23rd ST.

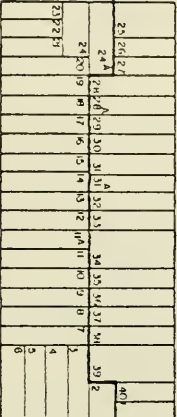


3653 ST.

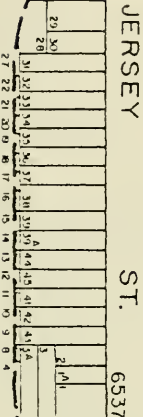


3654

TWENTY-FOURTH

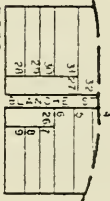


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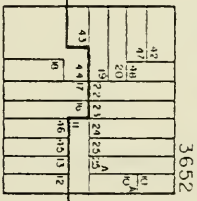
JERSEY ST.

6537



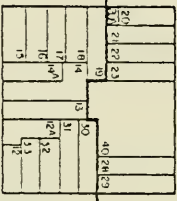
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ST.



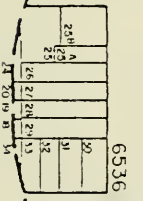
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ST.

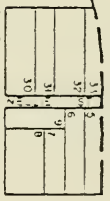


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SANCHEZ

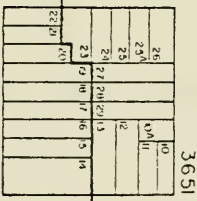


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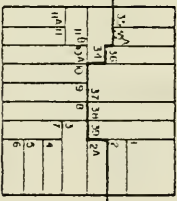
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ST.



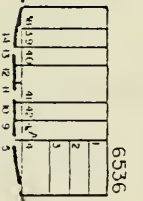
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ST.



6509

VICKSBURG

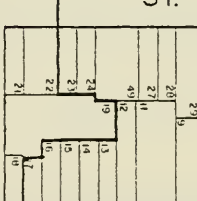


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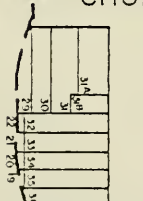
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ST.



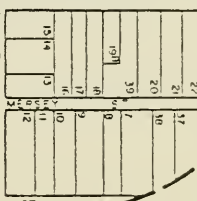
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CHURCH



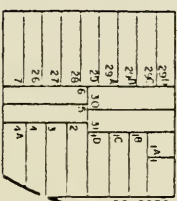
6535

CHATTANOOGA



3649

6510



- ===== PROPOSED SPECIAL USE DISTRICT
- ===== EXISTING RC-1, SAME AS SUD
- ===== PROPOSED MORATORIUM, SAME AS SUD.



EXISTING CONTROLS AND RECOMMENDATIONS 24th Street - Mission

Zoning Categories * Existing C-2/SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment P < 2,500 sq.ft. > S

Rear Yards (25% of lot depth, but not less than 15 ft.) Required only at levels of residential occupancy and above.

DOCUMENTS DEPT.

JUL 30 1982

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Residential Off-Street Parking One space per dwelling unit

Drive-Up Facilities NP

Street Trees Not Required

Outdoor Uses S

General Advertising Signs P

VERTICAL MIX

Ret. Pers.Svc. Off. Inst. Res. Ret. Pers.Svc. Off.Inst. Res.

Ground Story P P P P P
 Second Story NP NP P*/S P*/S P
 Third Story + NP NP NP NP P

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SJD Controls Recommendations

Automotive

- Gas only P
 - Gas and Accessory
Minor Rep. & Svcs. P
 - Mechanical Repair &
Auto Body Repair NP
 - Tire Recapping NP
 - Auto Wash C
 - Sale/Rental,
Enclosed P
 - Sale/Rental,
Open Lot C
 - Parking Garage or Lot P
 - Parcel Delivery C
-

Laundering & Cleaning

- Automatic P
 - Off-Site Cleaning P
 - On-Site Cleaning P
-

Trade Shops

- Carpentry, Upholstery,
Sign Painting, Repair P
-

Other Retail Sales
& Services

P

PERMITTED OFFICES

- Financial Offices P < 3 > S
 - Other Offices P
-

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing C-2/SUD Controls	Recommendations
-------------------	---------------------------	-----------------

PERMITTED OTHER USES

- | | |
|-------------------------|---|
| • Nursery | P |
| • Truck Gardening | P |
| • Mortuary | C |
| • Public Structure | P |
| • Utility Instal. | P |
| • Public Transp. Fac. | P |
| • Wireless Transm. Fac. | C |

PERMITTED WHOLESALING AND MANUFACTURING

- | | |
|------------------------------------------------------------------|----|
| • Household Storage | C |
| • Wholesaling Est. | NP |
| • Storage Warehouse
Junk Yard | NP |
| • Light Manuf. & Food
Proc., Ind. Res. Lab,
Battery Manuf. | NP |

PERMITTED HOUSING

Dwelling Density	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.
------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

Other Housing

- | | |
|----------------------|---|
| • Group Housing | P |
| • Residential Hotels | P |

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED INSTITUTIONS

- | | | |
|---|-------------------------------------|---|
| • | Hospital; Med. Cntr | C |
| • | Res.Care Facility | P |
| • | Clinic-Outpatient | P |
| • | Child-Care Fac.; Elem.
School | P |
| • | Secondary & Post-Sec.
School | P |
| • | Church and Philanthropic
Society | P |

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS Upper Market Street (West)

Zoning Categories * Existing C-2 SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment P < 2,500 sq.ft. > S

DOCUMENTS DEPT.

Rear Yards (25% of lot depth, but not less than 15 ft.) Required at levels of residential occupancy & above

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Residential Off-Street Parking One space per dwelling unit

Drive-Up Facilities NP

Street Trees Not required

Outdoor Uses S

General Advertising Signs P

VERTICAL MIX

Ret. Pers.Srv. Off. Inst. Res. Ret. Pers.Srv. Off.Inst. Res.

Ground Story P P P P P
 Second Story NP NP P*/S P*/S P
 Third Story + NP NP NP NP P

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

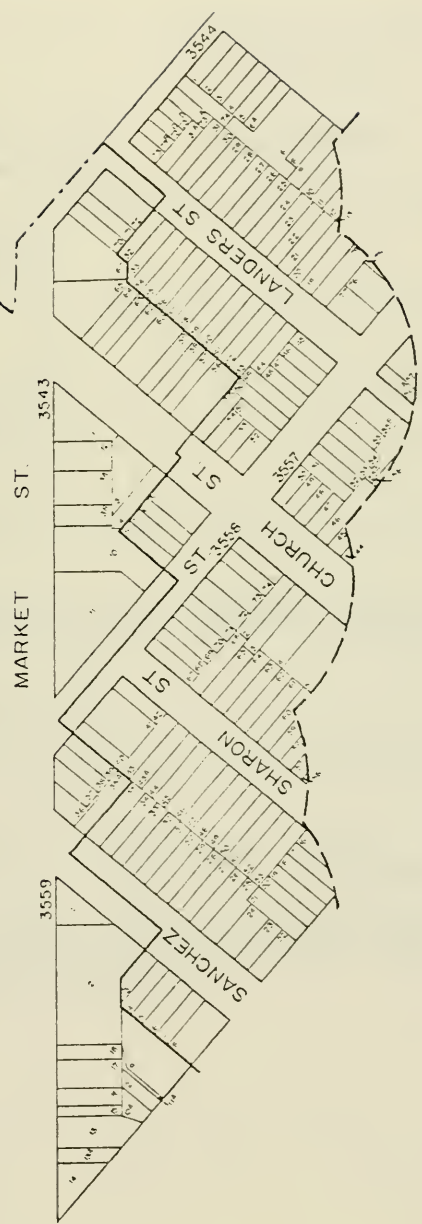
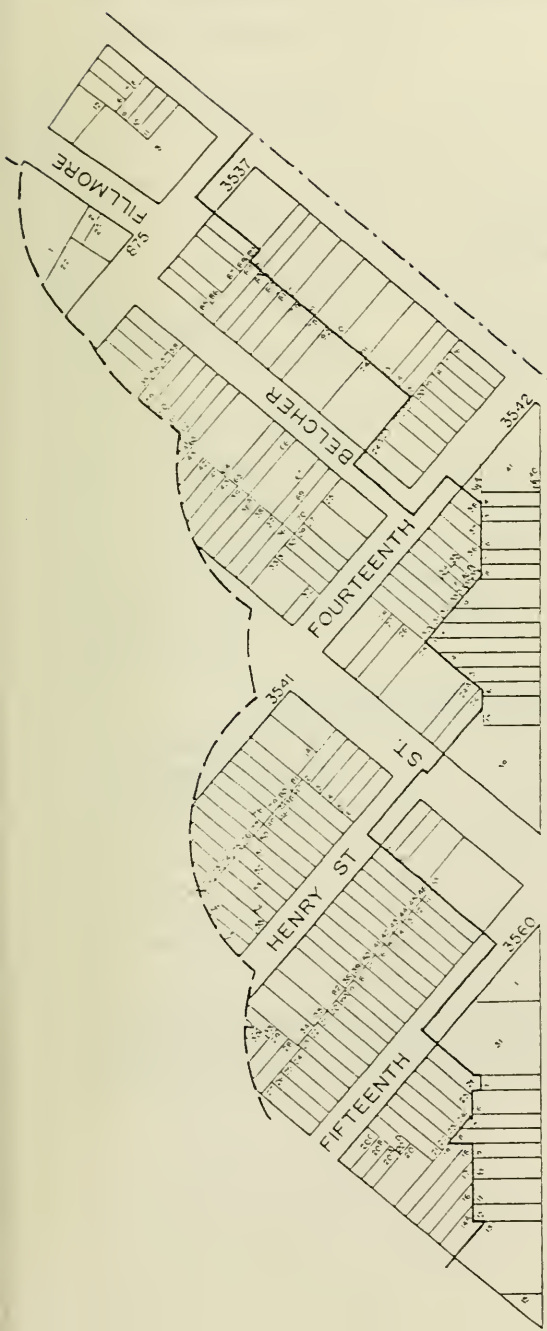
EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED INSTITUTIONS

•	Hospital; Med. Cntr	C
•	Res.Care Facility	P
•	Clinic-Outpatient	P
•	Child-Care Fac.; Elem. School	P
•	Secondary & Post-Sec. School	P
•	Church and Philanthropic Society	P

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted



EXISTING CONTROLS AND RECOMMENDATIONS Upper Market Street (East)

Zoning Categories * Existing C-2 SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment P < 5,000 sq.ft. > S DOCUMENTS DEPT.

Rear Yards (25% of lot depth, but not less than 15 ft.) Required at levels of residential occupancy & above JUL 30 1982
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Residential Off-Street Parking One space per dwelling unit

Drive-Up Facilities NP

Street Trees Not required

General Advertising Signs P

VERTICAL MIX

	<u>Ret.</u>	<u>Pers.Srv.</u>	<u>Off.</u>	<u>Inst.</u>	<u>Res.</u>	<u>Ret.</u>	<u>Pers.Srv.</u>	<u>Off.</u>	<u>Inst.</u>	<u>Res.</u>
Ground Story	P	P	P	P	P					
Second Story	NP	NP	P	P	P					
Third Story +	NP	NP	S	S	P					

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

- Bars P < 4 > S
- Restaurants P < 10 > S
- Fast Food Est. P < 3 > S
- Off-Sale Liq. P < 4 > S

Entertainment

- Movie Theater P
- Amusement Entertainment
(Dance Hall S
Place of Ent., S
Recreation Building, P
Amusement Game Hall P
[incl.mech am.devices])
- Cabaret S
- Adult Entertainment P
(Not less than 1,000 ft.
from any other enter-
tainment establishment)

Assembly P

Hotels S

Motels P

Animal Services

- Retail or Clinic C
- Hospital C
- Kennel/Stable NP

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing C-2/SUD Controls	Recommendations
-------------------	---------------------------	-----------------

PERMITTED OTHER USES

- | | |
|-------------------------|---|
| • Nursery | P |
| • Truck Gardening | P |
| • Mortuary | C |
| • Public Structure | P |
| • Utility Instal. | P |
| • Public Transp. Fac. | P |
| • Wireless Transm. Fac. | C |

PERMITTED WHOLESALING AND MANUFACTURING

- | | |
|------------------------------------------------------------------|----|
| • Household Storage | C |
| • Wholesaling Est. | NP |
| • Storage Warehouse
Junk Yard | NP |
| • Light Manuf. & Food
Proc., Ind. Res. Lab,
Battery Manuf. | NP |

PERMITTED HOUSING

Dwelling Density	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.
------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

Other Housing

- | | |
|----------------------|---|
| • Group Housing | P |
| • Residential Hotels | P |

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED INSTITUTIONS

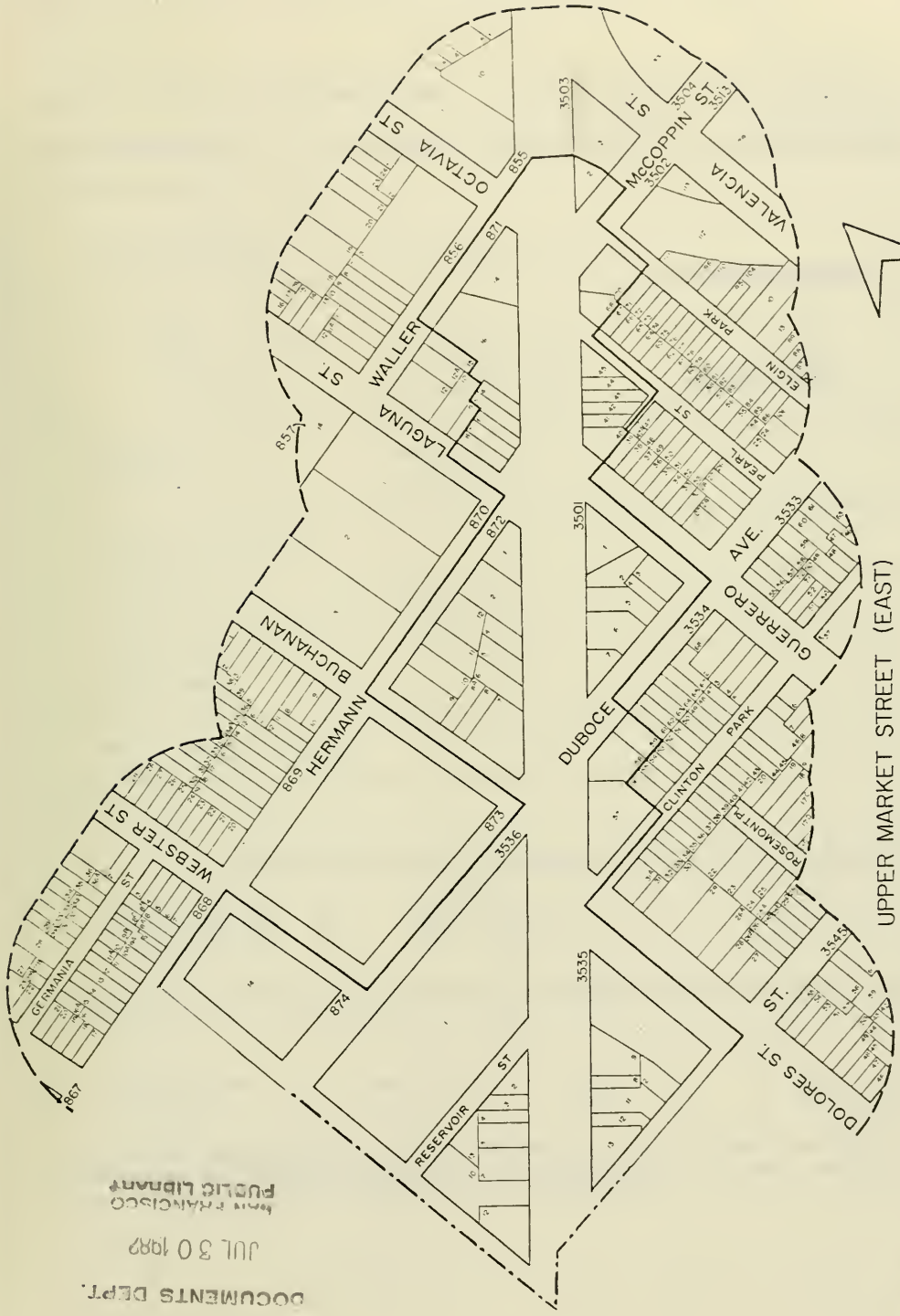
- | | |
|------------------------------------|---|
| • Hospital; Med. Cntr | C |
| • Res.Care Facility | P |
| • Clinic-Outpatient | P |
| • Child-Care Fac.; Elem. School | P |
| • Secondary & Post-Sec. School | P |
| • Church and Philanthropic Society | P |

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

DOCUMENTS DEPT.

JUL 30 1982

San Francisco PUBLIC LIBRARY



UPPER MARKET STREET (EAST)

- PROPOSED SPECIAL USE DISTRICT
- EXISTING C-2
- PROPOSED RC-2



EXISTING CONTROLS AND RECOMMENDATIONS Valencia Street (14th-20th St.)

Zoning Categories* Existing C-M/SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment P < 5,000 sq.ft. > S

DOCUMENTS DEPT.

Rear Yards (25% of lot depth, but not less than 15 ft.) Required at levels of residential occupancy & above

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Residential Off-Street Parking One space per dwelling unit

Drive-Up Facilities NP

Street Trees Not required

Outdoor Uses S

General Advertising Signs P

VERTICAL MIX

Ret. Pers.Srv. Off. Inst. Res. Ret. Pers.Srv. Off. Inst. Res.

Ground Story P P P P P
 Second Story NP NP P*/S P*/S P
 Third Story + NP NP NP NP P

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

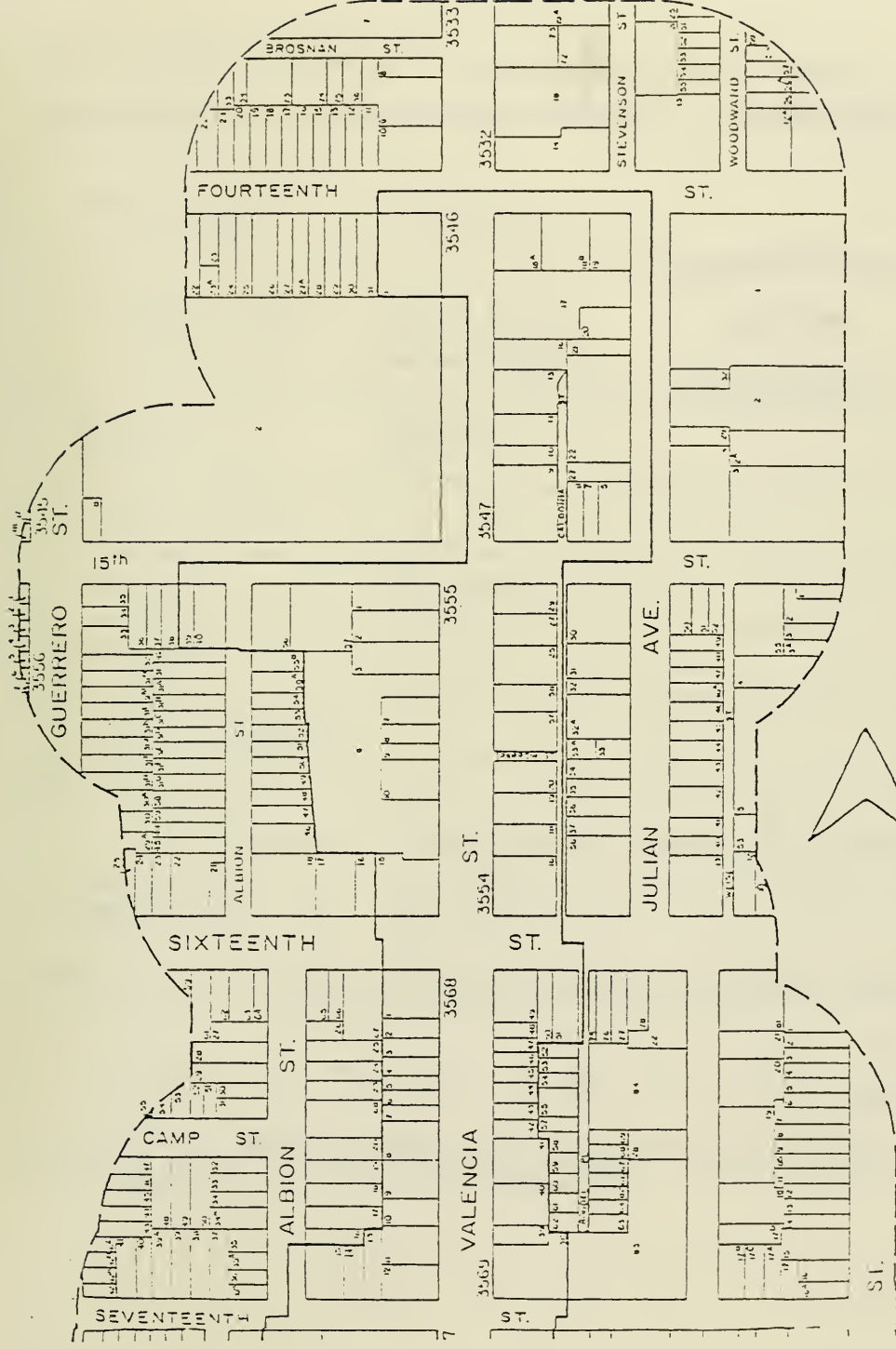
EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-M/SUD Controls Recommendations

PERMITTED INSTITUTIONS

- Hospital; Med. Cntr C
- Res.Care Facility P
- Clinic-Outpatient P
- Child-Care Fac.; Elem. School P
- Secondary & Post-Sec. School P
- Church and Philanthropic Society P

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted



EXISTING CONTROLS AND RECOMMENDATIONS Valencia Street (20th St.-Army)

Zoning Categories * Existing C-2/SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment P < 5,000 sq.ft. > S

Rear Yards (25% of lot depth, but not less than 15 ft.) Required at levels of residential occupancy & above

DOCUMENTS DEPT.

JUL 30 1982

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Residential Off-Street Parking One space per dwelling unit

Drive-Up Facilities NP

Street Trees Not required

Outdoor Uses S

General Advertising Signs P

VERTICAL MIX

Ret. Pers.Srv. Off. Inst. Res. Ret. Pers.Srv. Off.Inst. Res.

Ground Story	P	P	P	P	P
Second Story	NP	NP	P*/S	P*/S	P
Third Story +	NP	NP	NP	NP	P

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

- Bars P < 7 > S
- Restaurants P < 26 > S
- Fast Food Est. P < 6 > S
- Off-Sale Lid. P < 7 > S

Entertainment

- Movie Theater P
- Amusement Entertainment
 (Dance Hall S
 Place of Ent., S
 Recreation Building, P
 Amusement Game Hall P
 [incl.mech am.devices])
- Cabaret S
- Adult Entertainment
 (Not less than 1,000 ft.
 from any other enter-
 tainment establishment) P

Assembly P

Hotels S

Motels P

Animal Services

- Retail or Clinic C
- Hospital C
- Kennel/Stable NP

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing C-2/SUD Controls	Recommendations
-------------------	---------------------------	-----------------

Automotive

- | | | |
|-------------------------------------------|----|--|
| • Gas only | P | |
| • Gas and Accessory
Minor Rep. & Srvc. | P | |
| • Mechanical Repair &
Auto Body Repair | NP | |
| • Tire Recapping | NP | |
| • Auto Wash | C | |
| • Sale/Rental,
Enclosed | P | |
| • Sale/Rental,
Open Lot | C | |
| • Parking Garage or Lot | P | |
| • Parcel Delivery | C | |

Laundering & Cleaning

- | | | |
|---------------------|---|--|
| • Automatic | P | |
| • Off-Site Cleaning | P | |
| • On-Site Cleaning | P | |

Trade Shops

- | | | |
|---------------------------------------------------|---|--|
| • Carpentry, Upholstery,
Sign Painting, Repair | P | |
|---------------------------------------------------|---|--|

Other Retail Sales
& Services

P

PERMITTED OFFICES

Financial Offices P < 7 > S

Other Offices P

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED OTHER USES

- Nursery P
- Truck Gardening P
- Mortuary C
- Public Structure P
- Utility Instal. P
- Public Transp. Fac. P
- Wireless Transm. Fac. C

PERMITTED WHOLESALING AND
MANUFACTURING

- Household Storage C
- Wholesaling Est. NP
- Storage Warehouse
Junk Yard NP
- Light Manuf. & Food
Proc., Ind. Res. Lab,
Battery Manuf. NP

PERMITTED HOUSING

Dwelling Density

Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.

Other Housing

- Group Housing P
- Residential Hotels P

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

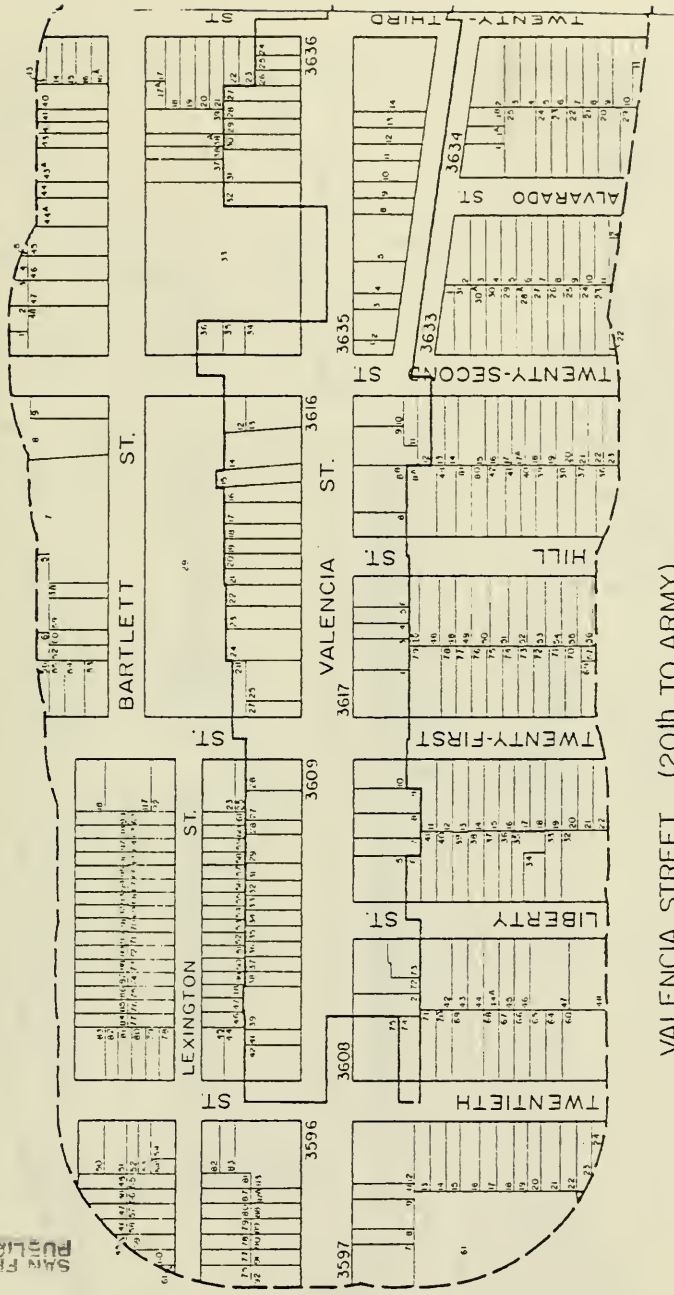
PERMITTED INSTITUTIONS

• Hospital; Med. Cntr	C
• Res.Care Facility	P
• Clinic-Outpatient	P
• Child-Care Fac.; Elem. School	P
• Secondary & Post-Sec. School	P
• Church and Philanthropic Society	P

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

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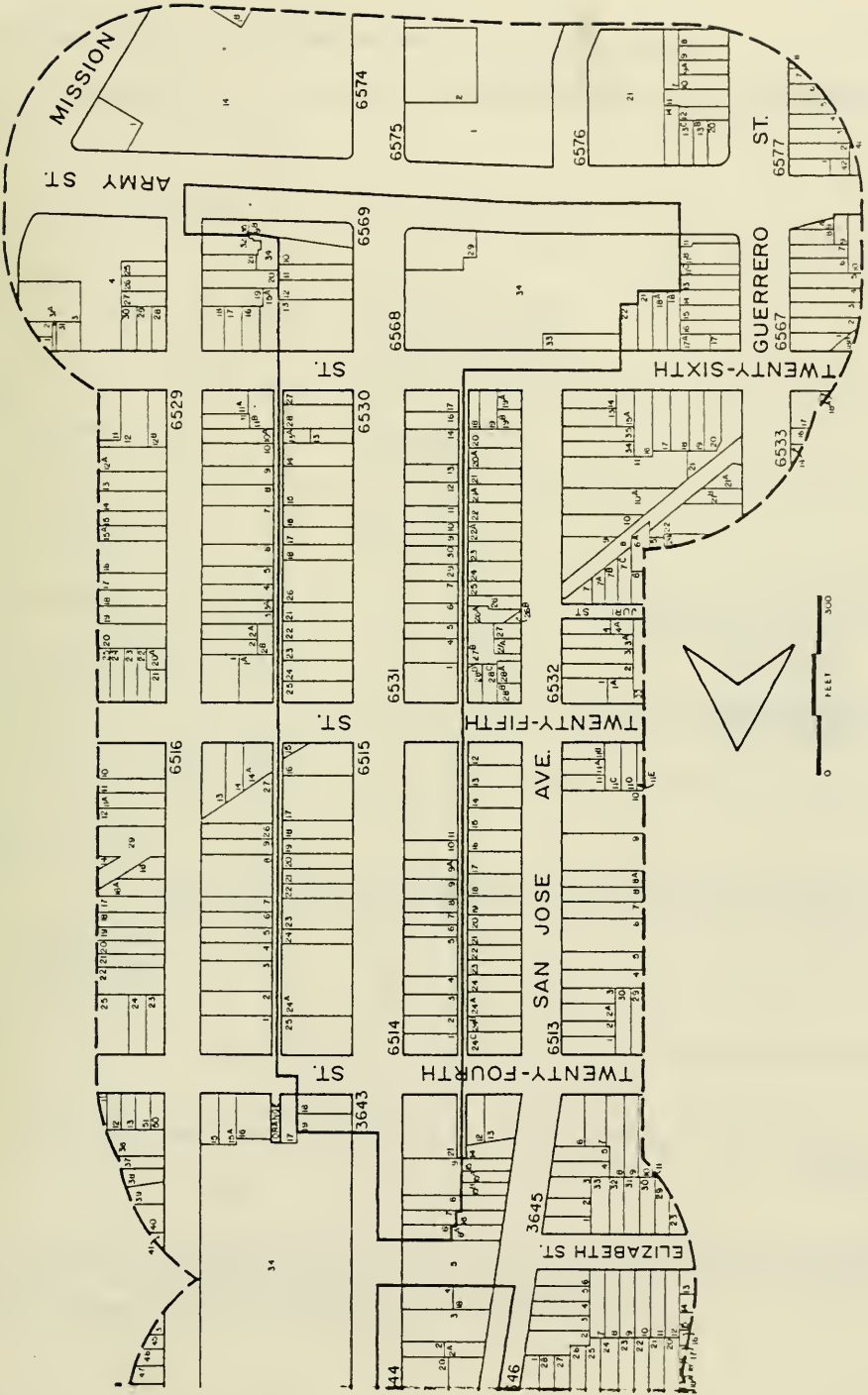
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VALENCIA STREET (20th TO ARMY)

- PROPOSED R/C-1
- EXISTING C-2, SAME AS PROPOSED R/C-1 PLUS AT ARMY ST C-2 EXTENDS SOUTH AND EAST
- S.U.D.

364
358
358



0 100 200 300
FEET



EXISTING CONTROLS AND RECOMMENDATIONS Union Street

Zoning Categories * Existing C-2/SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment P < 2,500 sq.ft. > S

Rear Yards (25% of lot depth, but not less than 15 ft.) Required at levels of residential occupancy & above

Residential Off-Street Parking One space per dwelling unit

Street Trees Not required

Drive-Up Facilities NP

DOCUMENTS DEPT.

Outdoor Activity C

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General Advertising Signs P

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VERTICAL MIX

Ret. Pers.Srv. Off. Inst. Res. Ret. Pers.Srv. Off.Inst. Res.

Ground Story P P P P P
 Second Story P P P P P
 Third Story P P P P P

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking
Establishments

- Bars P < 8 > S
- Restaurants P < 40 > S
- Fast Food Est. P < 5 > S
- Off-Sale Liq. P < 8 > S

Entertainment

- Movie Theater P
- Amusement Entertainment
(Dance Hall S
Place of Ent., S
Recreation Building, P
Amusement Game Hall P
[incl.mech am.devices])
- Cabaret S
- Adult Entertainment P
(Not less than 1,000 ft.
from any other enter-
tainment establishment)

Assembly P

Hotels S

Motels P

Animal Services

- Retail or Clinic C
- Hospital C
- Kennel/Stable NP

P = Principal Use S = Special Use C = Conditional Use NP = Not Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

<u>Zoning Categories</u>	<u>Existing C-2/SUD Controls</u>	<u>Recommendations</u>
Automotive		
• Gas only	P	
• Gas and Accessory Minor Rep. & Srvcs.	P	
• Mechanical Repair & Auto Body Repair	NP	
• Tire Recapping	NP	
• Auto Wash	C	
• Sale/Rental, Enclosed	P	
• Sale/Rental, Open Lot	C	
• Parking Garage or Lot	P	
• Parcel Delivery	C	
Laundrying & Cleaning		
• Automatic	P	
• Off-Site Cleaning	P	
• On-Site Cleaning	P	
Trade Shops		
• Carpentry, Upholstery, Sign Painting, Repair	P	
Other Retail Sales & Services		
	P	

P = Principal Use

SU = Special Use

C = Conditional
Use

NP = Not
Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED OFFICES

Financial Offices P < 6 > S

Other Offices P

PERMITTED OTHER USES

• Nursery P

• Truck Gardening P

• Mortuary C

• Public Structure P

• Utility Instal. P

• Public Transp. Fac. P

• Wireless Transm. Fac. C

PERMITTED WHOLESALING AND
MANUFACTURING

• Household Storage C

• Wholesaling Est. NP

• Storage Warehouse
Junk Yard NP

• Light Manuf. & Food
Proc., Ind. Res. Lab,
Battery Manuf. NP

PERMITTED HOUSING

Dwelling Density

Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.

P = Principal Use

SU = Special Use

C = Conditional
Use

NP = Not
Permitted

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED HOUSING Cont.

- Other Housing
- Group Housing P
- Residential Hotels P

PERMITTED INSTITUTIONS

- Hospital; Med. Cntr C
- Res.Care Facility P
- Clinic-Outpatient P
- Child-Care Fac.; Elem. School P
- Secondary & Post-Sec. School P
- Church and Philanthropic Society P

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

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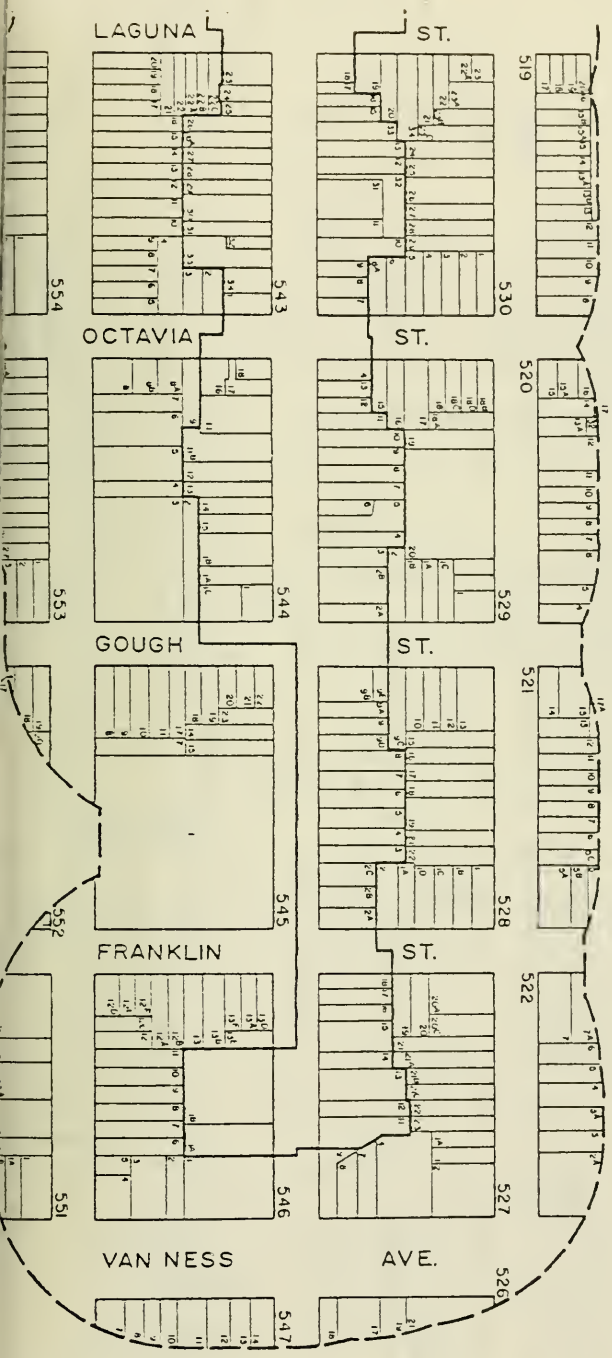
UNION STREET

PROPOSED SPECIAL USE DISTRICT

EXISTING C-2

DOCUMENTS DEPT.

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PUBLIC LIBRARY



EXISTING CONTROLS AND RECOMMENDATIONS Sacramento Street

Zoning Categories * Existing C-2/SUD Controls Recommendations

BUILDING ENVELOPE

Square Footage per Establishment P < 2,500 sq.ft. > S

Rear Yards (25% of lot depth, but not less than 15 ft.) Required at levels of residential occupancy & above

DOCUMENTS DEPT.

Residential Off-Street Parking One space per dwelling unit

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Drive-Up Facilities NP

Street Trees Not required

Outdoor Use S

General Advertising Signs P

VERTICAL MIX

	Ret.	Pers.	Svc.	Off.	Inst	Res.	Ret.	Pers.	Svc.	Off.	Inst.	Res.
Ground Story	P	P	P	P	P	P						
Second Story	NP	NP	P*/S	P*/S	P	P						
Third Story	NP	NP	NP	NP	NP	P						

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional Use NP = Not Permitted

* The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.

EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

- Bars P < 1 > S
- Restaurants P < 10 > S
- Fast Food Est. NP
- Off-Sale Liq. P < 4 > S

Entertainment

- Movie Theater P
- Amusement Entertainment
 (Dance Hall S
 Place of Ent., S
 Recreation Building, P
 Amusement Game Hall P
 [incl.mech am.devices]
- Cabaret NP
- Adult Entertainment P
 (Not less than 1,000 ft.
 from any other enter-
 tainment establishment)

Assembly P

Hotels NP

Motels P

Animal Services

- Retail or Clinic C
- Hospital C
- Kennel/Stable NP

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EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing C-2/SUD Controls	Recommendations
Automotive		
• Gas only		P
• Gas and Accessory Minor Rep. & Srvcs.		P
• Mechanical Repair & Auto Body Repair		NP
• Tire Recapping		NP
• Auto Wash		C
• Sale/Rental, Enclosed		P
• Sale/Rental, Open Lot		C
• Parking Garage or Lot		P
• Parcel Delivery		C
Laundering & Cleaning		
• Automatic		P
• Off-Site Cleaning		P
• On-Site Cleaning		P
Trade Shops		
• Carpentry, Upholstery, Sign Painting, Repair		P
Other Retail Sales & Services		
		P
PERMITTED OFFICES		
Financial Offices	P < 1 > S	
Other Offices		P

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EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED OTHER USES

- Nursery P
- Truck Gardening P
- Mortuary C
- Public Structure P
- Utility Instal. P
- Public Transp. Fac. P
- Wireless Transm. Fac. C

PERMITTED WHOLESALING AND
MANUFACTURING

- Household Storage C
- Wholesaling Est. NP
- Storage Warehouse
Junk Yard NP
- Light Manuf. & Food
Proc., Ind. Res. Lab,
Battery Manuf. NP

PERMITTED HOUSING

Dwelling Density

Dwelling at a density not
exceeding the number of
dwelling units permitted
in the nearest R district
provided maximum density
in C-2 is not less than
RM-1.

Other Housing

- Group Housing P
- Residential Hotels P

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EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED INSTITUTIONS

• Hospital; Med. Cntr	C
• Res.Care Facility	P
• Clinic-Outpatient	P
• Child-Care Fac.; Elem. School	P
• Secondary & Post-Sec. School	P
• Church and Philanthropic Society	P

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EXISTING CONTROLS AND RECOMMENDATIONS Castro-18th Street (Eureka Valley)

Zoning Categories *	Existing C-2 SUD Controls	Recommendations
BUILDING ENVELOPE		
Square Footage per Establishment	P < 2,500 sq.ft. > S	
Rear Yards (25% of lot depth, but not less than 15 ft.)	Required at levels of residential occupancy & above	
Residential Off-Street Parking	One space per dwelling unit	DOCUMENTS DEPT. JUL 30 1982
Drive-Up Facilities	S	SAN FRANCISCO PUBLIC LIBRARY
Street Trees	Not required	
Outdoor Uses	S	
General Advertising Signs	P	

VERTICAL MIX

	<u>Ret.</u>	<u>Pers.Srv.</u>	<u>Off.</u>	<u>Inst.</u>	<u>Res.</u>	<u>Ret.</u>	<u>Pers.Srv.</u>	<u>Off.</u>	<u>Inst.</u>	<u>Res.</u>
Ground Story	P	P	P	P	P					
Second Story	S	S	P*/S	P*/S	P					
Third Story +	NP	NP	NP	NP	P					

*2nd floor offices permitted when not eliminating existing residential units

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EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing C-2/SUD Controls	Recommendations
<u>PERMITTED COMMERCIAL USES</u>		

Eating and Drinking Establishments

- Bars P < 9 > S
- Restaurants
w/full liq.lic.(#47) P < 5 > S
all other restaurants P < 25 > S
- Fast Food Est. P < 2 > S
- Off-Sale Liq. P < 3 > S

Entertainment

- Movie Theater P
- Amusement Entertainment
(Dance Hall S
Place of Ent., P < 4 > S
Recreation Building, P
Amusement Game Hall, P
- Cabaret P < 4 > S
- Adult Entertainment P
(Not less than 1,000 ft.
from any other enter-
tainment establishment)

Assembly P

Hotels S

Motels P

Animal Services

- Retail or Clinic C
- Hospital C
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EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories	Existing C-2/SUD Controls	Recommendations
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• Gas only	P	
• Gas and Accessory Minor Rep. & Srvcs.	P	
• Mechanical Repair & Auto Body Repair	NP	
• Tire Recapping	NP	
• Auto Wash	C	
• Sale/Rental, Enclosed	P	
• Sale/Rental, Open Lot	C	
• Parking Garage or Lot	P	
• Parcel Delivery	C	
Laundrying & Cleaning		
• Automatic	P	
• Off-Site Cleaning	P	
• On-Site Cleaning	P	
Trade Shops		
• Carpentry, Upholstery, Sign Painting, Repair	P	
Other Retail Sales & Services		
	P	
PERMITTED OFFICES		
Financial Offices	P < 5 > S	
Other Offices	P	

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EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED OTHER USES

- Nursery P
- Truck Gardening P
- Mortuary C
- Public Structure P
- Utility Instal. P
- Public Transp. Fac. P
- Wireless Transm. Fac. C

PERMITTED WHOLESALING AND
MANUFACTURING

- Household Storage C
- Wholesaling Est. NP
- Storage Warehouse
Junk Yard NP
- Light Manuf. & Food
Proc., Ind. Res. Lab,
Battery Manuf. NP

PERMITTED HOUSING

Dwelling Density Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.

Other Housing

- Group Housing P
- Residential Hotels P

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Zoning Categories Existing C-2/SUD Controls Recommendations

PERMITTED INSTITUTIONS

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• Res.Care Facility	P
• Clinic-Outpatient	P
• Child-Care Fac.; Elem. School	P
• Secondary & Post-Sec. School	P
• Church and Philanthropic Society	P

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